

July 14, 2022

RE: Notice of a Proposed Zoning Application

Dear Property Owner:

This letter is being provided as a courtesy notice of a proposed zoning application for land within 300 feet of your property. The application summary is provided below and in the attachment.

Application:	Avalon Trails at Villages of Oriole PUD , ZV-2022-00512
Control:	Villages of Oriole PUD, 1981-00139
Location:	Northeast corner of Cumberland Drive and Three Ponds Trail
ZC Hearing:	August 4, 2022 at 9:00 a.m. Vista Center, 2300 North Jog Road, Room VC-1W-47, West Palm Beach, Florida 33411

The Zoning Commission (ZC) will hold public hearings to consider the application identified above. The staff report will be available online five days prior to each hearing at the following website:

www.pbcgov.org/pzb/zoning/Pages/Hearings-and-Meetings

Comments may be provided at the public hearings and/or submitted in writing to the Project Manager below. Zoning hearings are quasi-judicial and must be conducted to afford all parties due process. Anyone who wishes to speak at the hearing will be sworn in and may be subject to cross-examination. Any person representing a group or organization must provide written authorization to speak on behalf of that group. Be advised that anyone choosing to appeal any action with respect to any matter discussed by at the hearing will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you have any questions and/or require additional information, please contact project manager Cody Sisk, Site Planner II at (561) 233-5213 or CSisk@pbcgov.org.

Sincerely,

Wendy N. Hernández,
Deputy Zoning Director

Attachments: Application Summary and Map

- C: Lisa Amara, Zoning Director
- Lorenzo Aghemo, Principal Site Planner
- Barbara Pinkston, Principal Site Planner
- Monica Cantor, Principal Site Planner
- Melissa Matos, Principal Site Planner
- Carlos Torres, Senior Site Planner
- Cody Sisk, Site Planner II



Department of Planning,

Zoning & Building

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300

Zoning Division 233-5200

Building Division 233-5100

Code Enforcement 233-5500

Contractors Certification 233-5525

Administration Office 233-5005

Executive Office 233-5228

www.pbcgov.com/pzb



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Official Electronic Letterhead

Zoning Application Summary

Application:	Avalon Trails at Villages of Oriole PUD , ZV-2022-00512
Control:	Villages of Oriole PUD, 1981-00139
Location:	Northeast corner of Cumberland Drive and Three Ponds Trail
BCC District:	05, Commissioner Maria Sachs
Title:	a Type 2 Variance to allow three feet roof overhang in the rear setback
Overall Acres:	448.13 Acres
Affected Acres:	21.57 Acres

Summary: The proposed request is for the 21.57-acre Villages of Oriole PUD development. The site had a previous approval by the Board of County Commissioners (BCC) on August 24, 2017.

The request is to allow an increase in the roof overhang size from 2.5 feet to 3 feet. This request, if approved, would allow the POD J to utilize the 3 foot roof overhang in the rear setback. No other modifications are proposed.

